

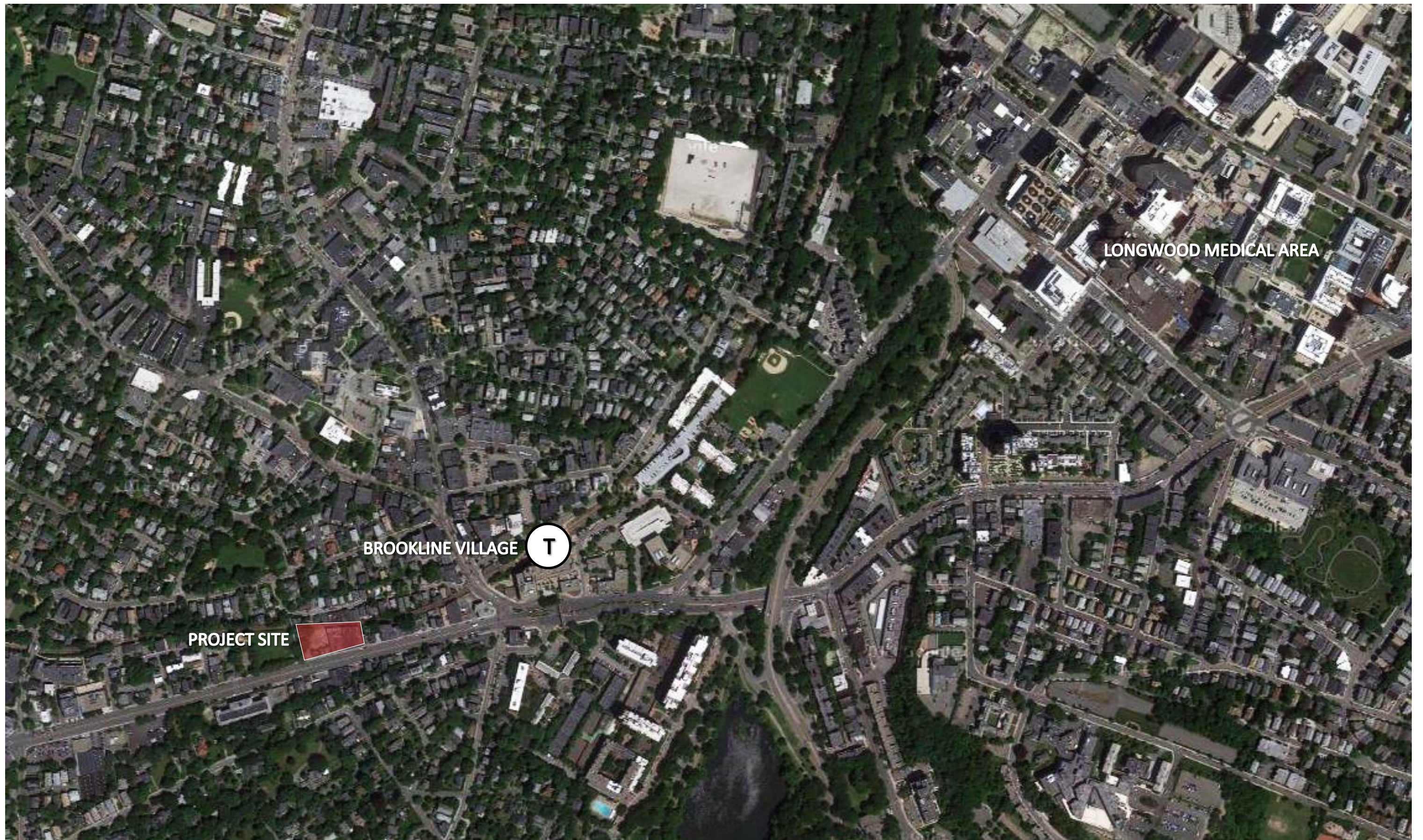
# Proposed Homewood Suites Hotel by Hilton



## 111 Boylston Street / 10-12 Kerrigan Place

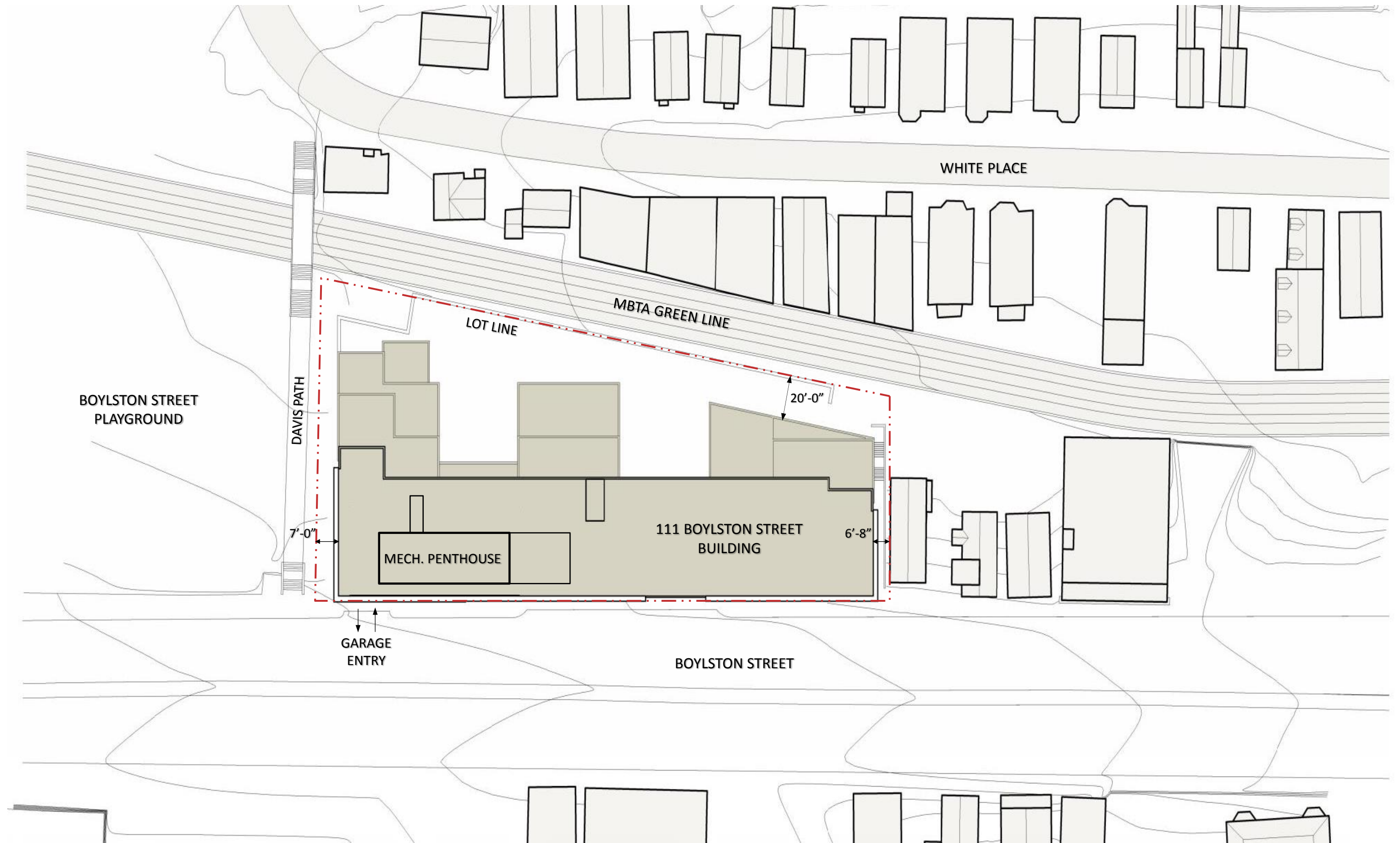
B r o o k l i n e , M a s s a c h u s e t t s

P L A N N I N G   B O A R D   P R E S E N T A T I O N   0 2 . 0 6 . 2 0 1 4









111 BOYLSTON STREET BROOKLINE, MA	ZONING CHART DISTRICT G-(DP) - DAVIS PATH SPECIAL DISTRICT	
	REQUIRED / ALLOWED	PROPOSED
MAXIMUM F.A.R.	3.0 (SPECIAL PERMIT)	2.72 (96.057 / 35.318)
MINIMUM FRONT SETBACK (FIRST FLOOR)	5'-0"	5'-0"
MINIMUM SIDE YARD (WEST - DAVIS PATH)	7'-0"	7'-0"
MINIMUM SIDE YARD (EAST)	5'-0"	6'-8"
MINIMUM REAR YARD	20'-0"	20'-0"
MAXIMUM BUILDING HEIGHT	65'-0"	49'-11 1/4"
MAXIMUM BUILDING HEIGHT - MECHANICAL EQUIPMENT	80'-0"	64'-11 1/4"
ALLOWABLE PROJECTION ABOVE ANGLE PLANE	4,000 SF	3,985 SF
PARKING SPACE QUANTITY - LIMITED SERVICE HOTEL (.5 SPACES PER ROOM)	(130 GUESTROOMS x .5) = 65 SPACES	65 SPACES
GARAGE / LOADING ENTRANCE WIDTH	24'-0"	24'-0"
LOADING DOCKS	1	1





FASTIGIATE EUROPEAN BEECH - DAVIS PATH



WALLS



GREEN SCREEN PANELS



WOOD SCREEN FENCE



METAL PICKET FENCE

FENCING



ARMSTRONG MAPLE - BOYLSTON STREET



TREES



111 BOYLSTON STREET - SKYPLANE PROJECTIONS REDUCED FLOOR HEIGHT						
AREA	DESCRIPTION	SQUARE FOOTAGE	ELEVATION	WITHIN 72'-0"	OUTSIDE 72'-0"	REMARKS
A	Building	3,024.00	3rd Floor	3,024.00		
B	Building	220.00	3rd Floor	220.00		
C	Elevator Penthouse	185.00	Rooftop	185.00		
D	Equipment Screen	250.00	Rooftop	250.00		
TOTALS		3,679.00		3,679.00	0.00	

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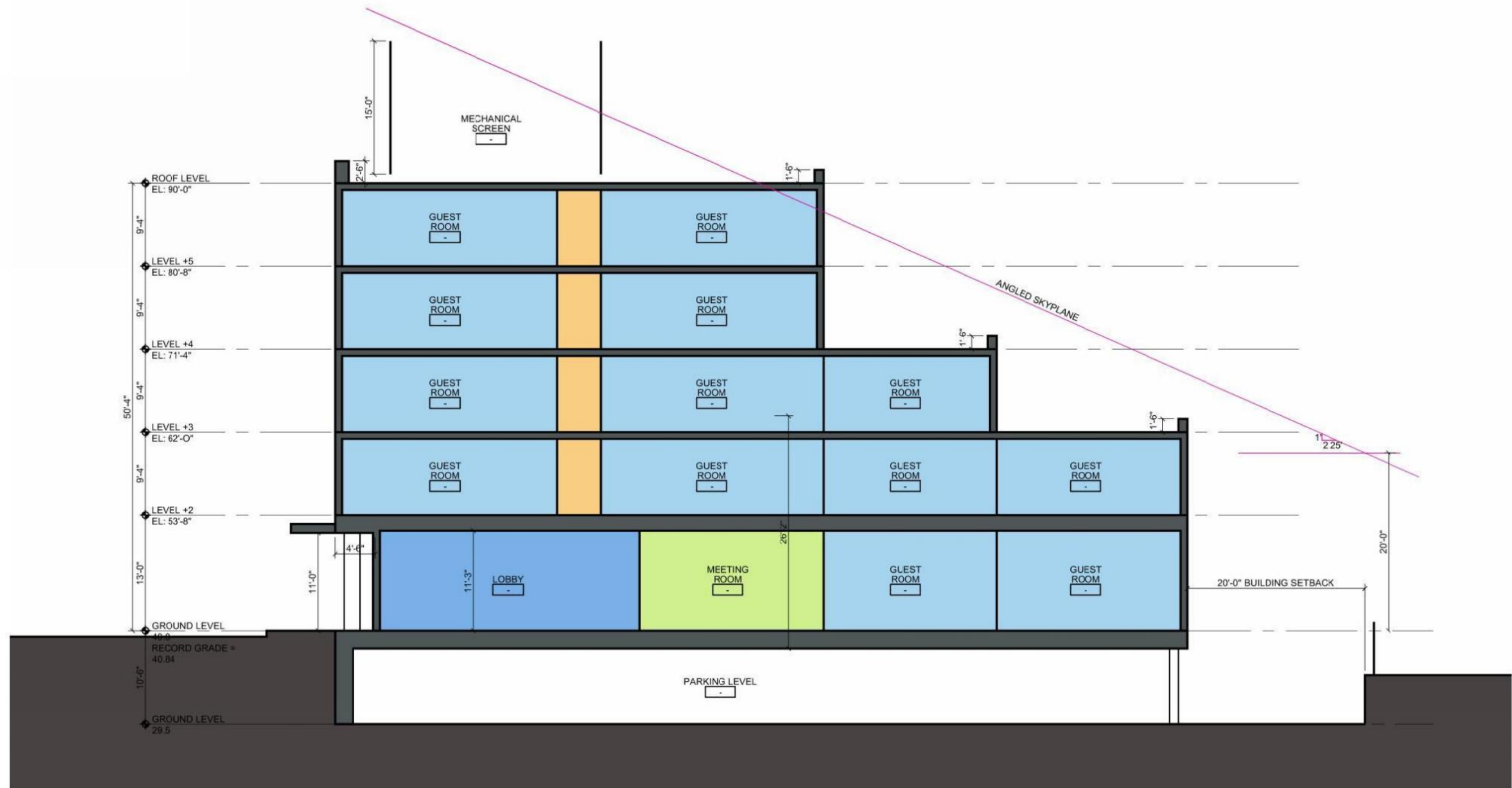
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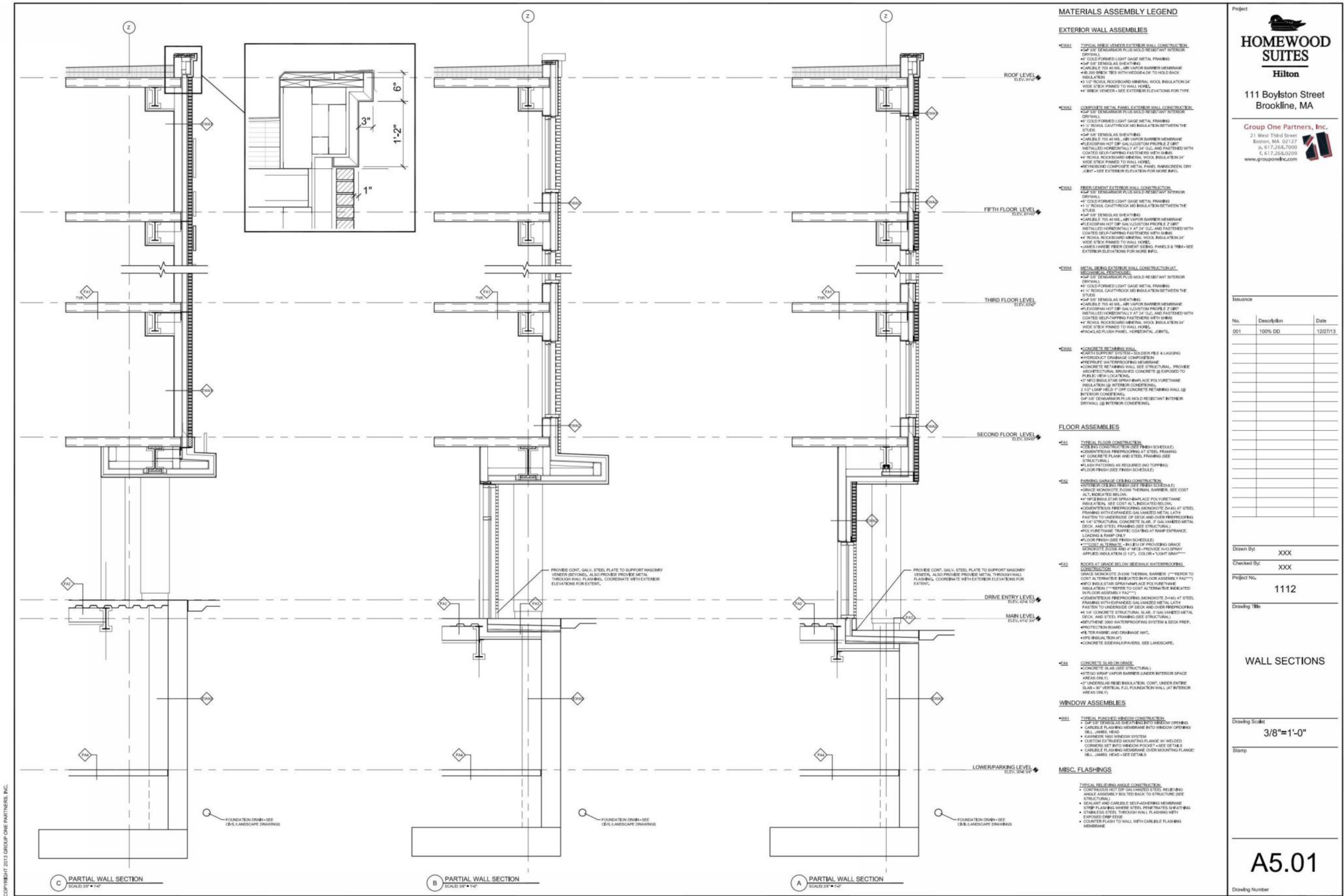
## SKY PLANE DIAGRAM

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02.06.2014





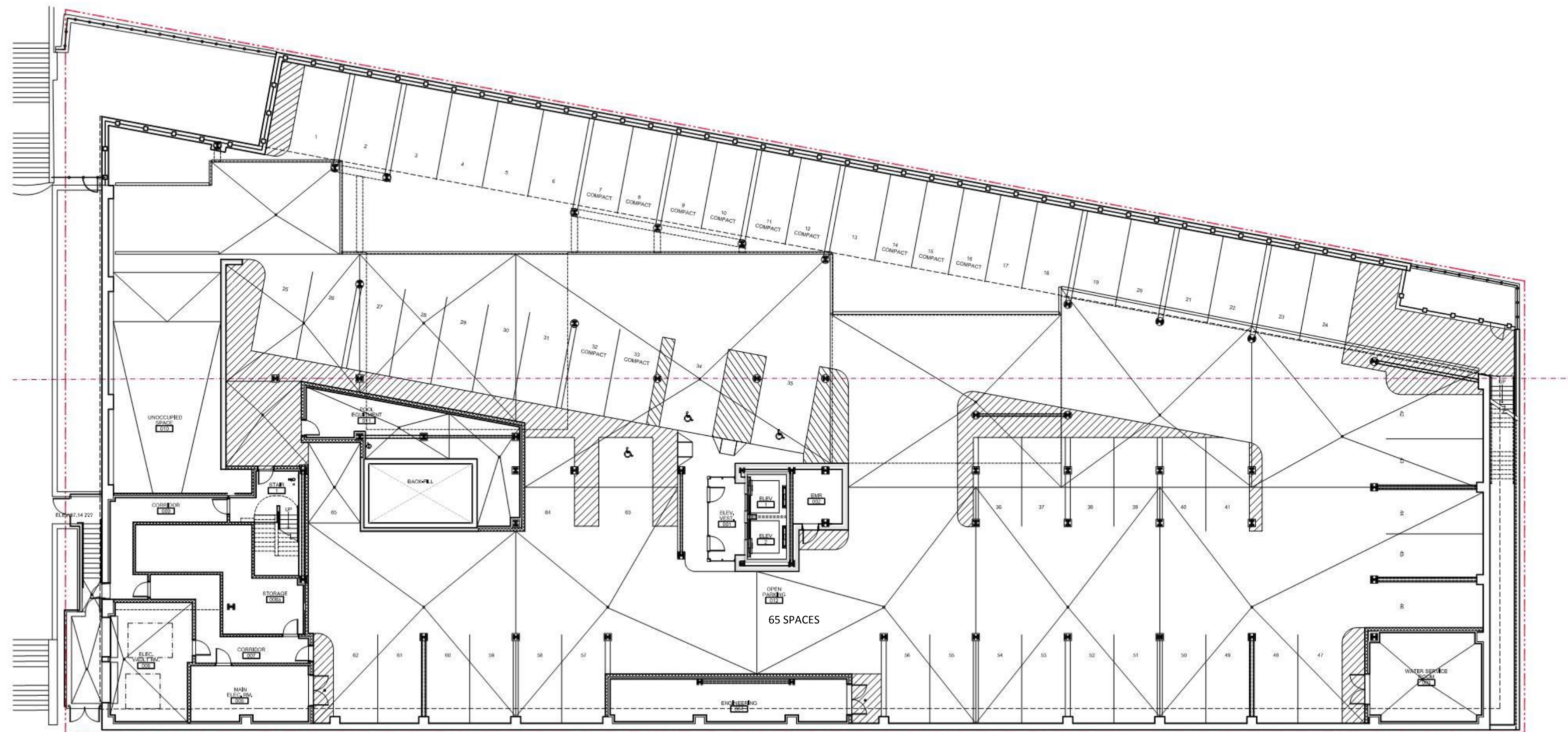


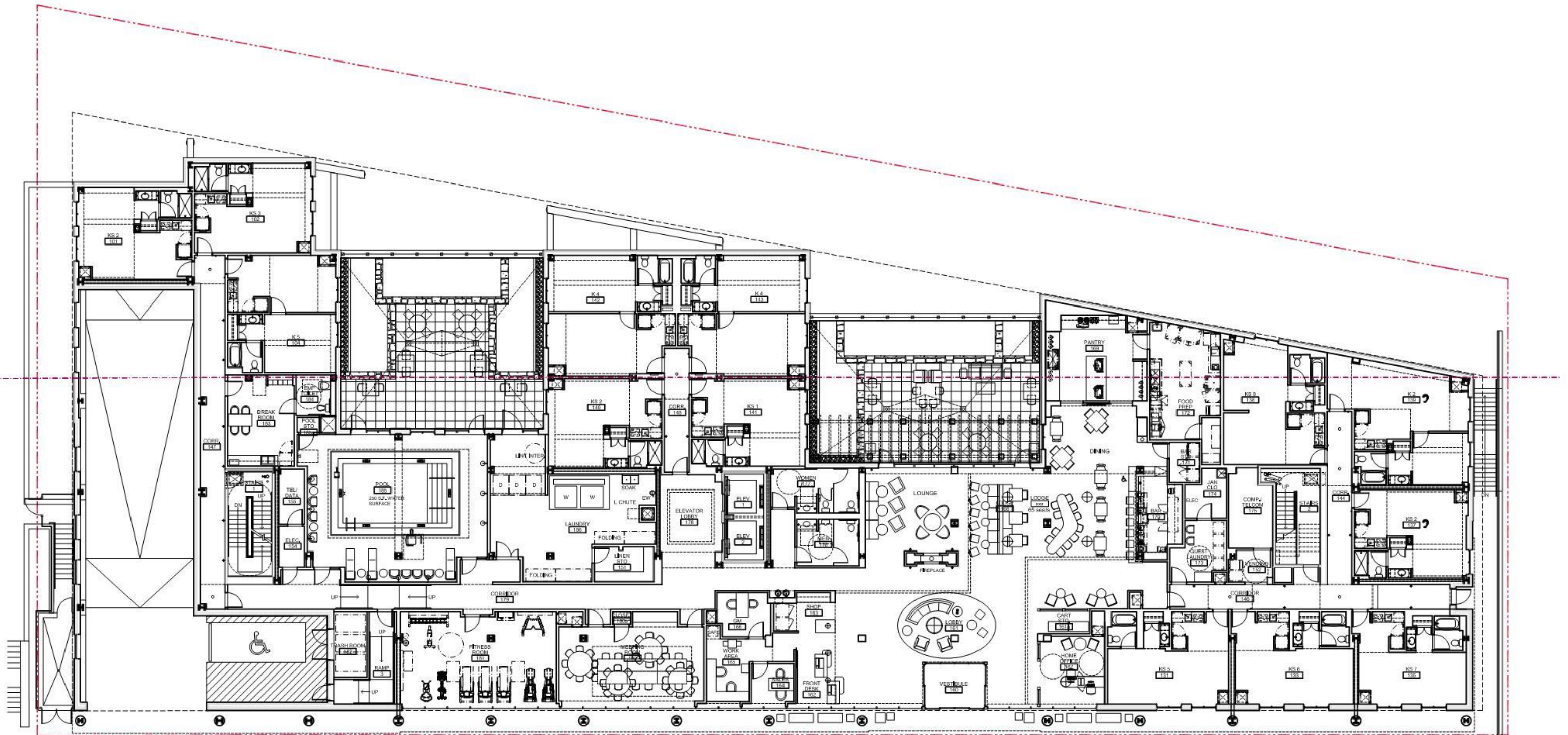
No.	Description	Date
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Checked By: XXX  
Project No. 1112  
Drawing Title

Drawing Scale: 3/8"=1'-0"  
Stamp

Drawing Number





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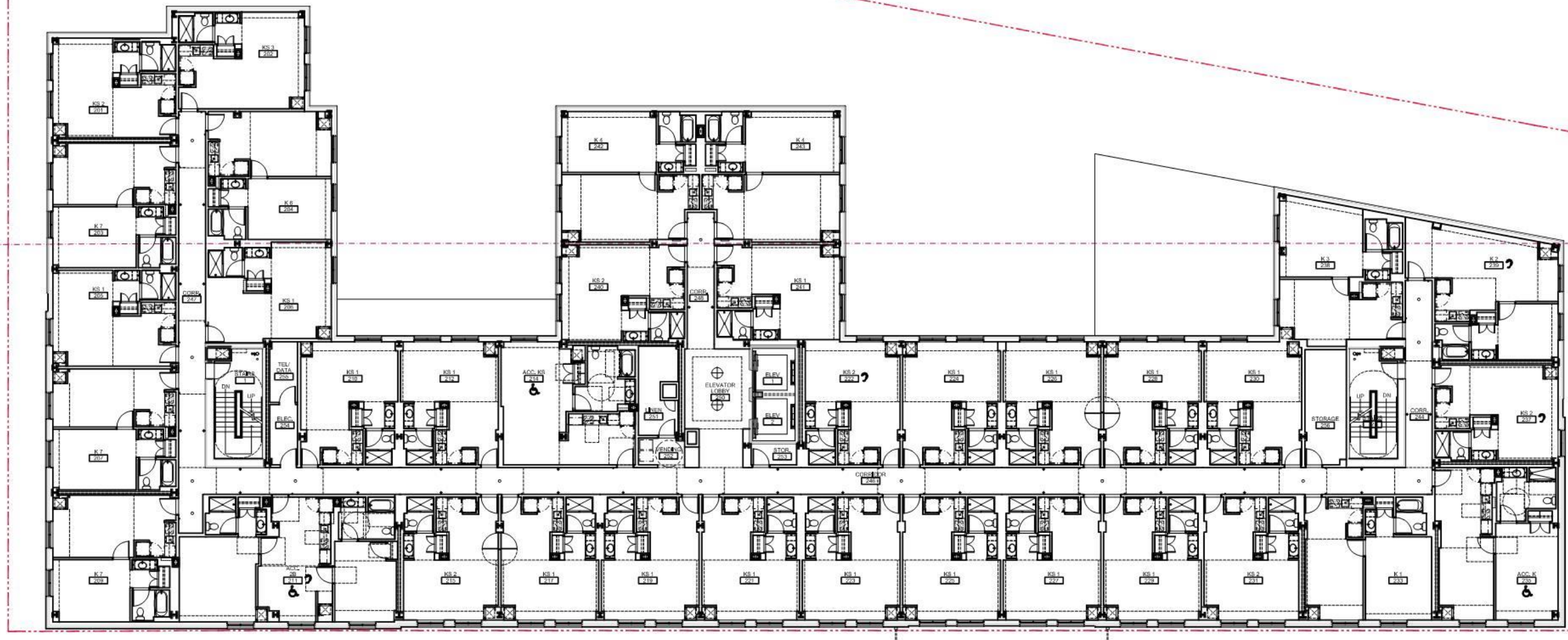
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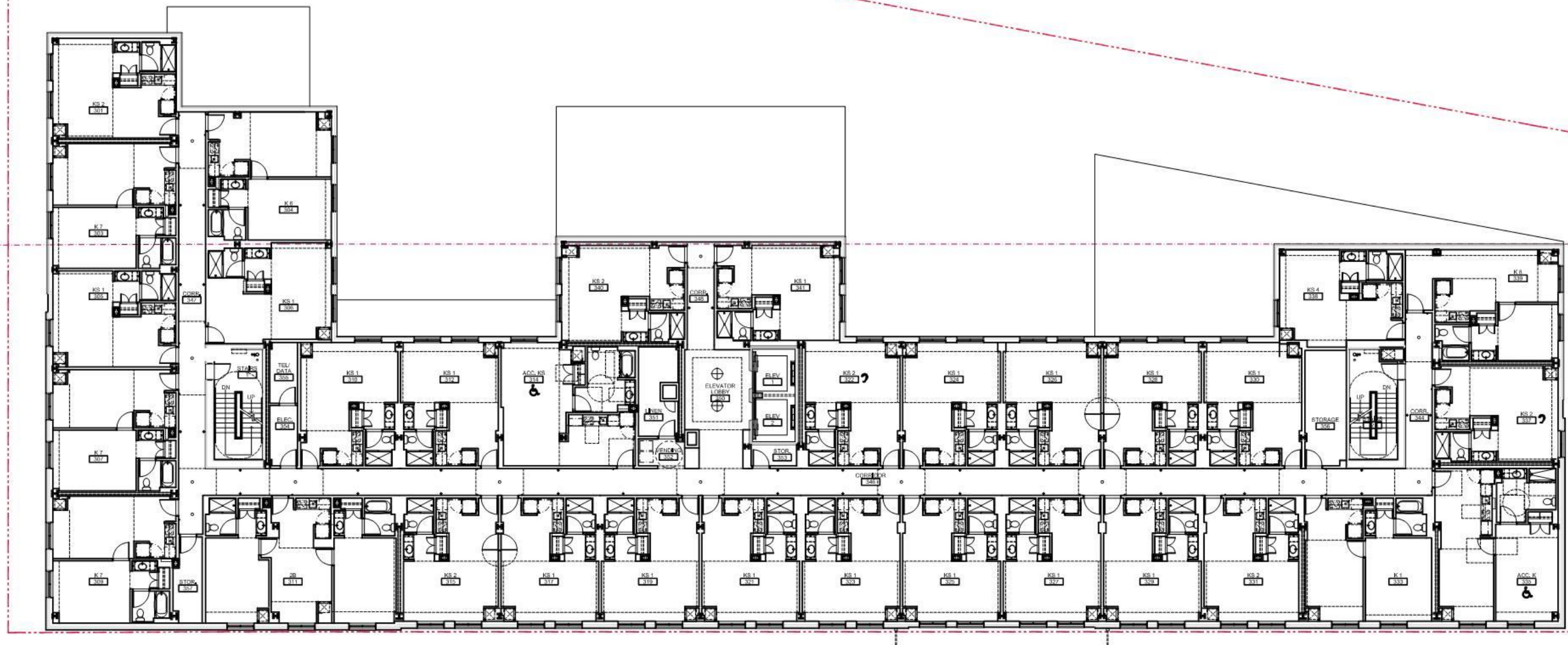


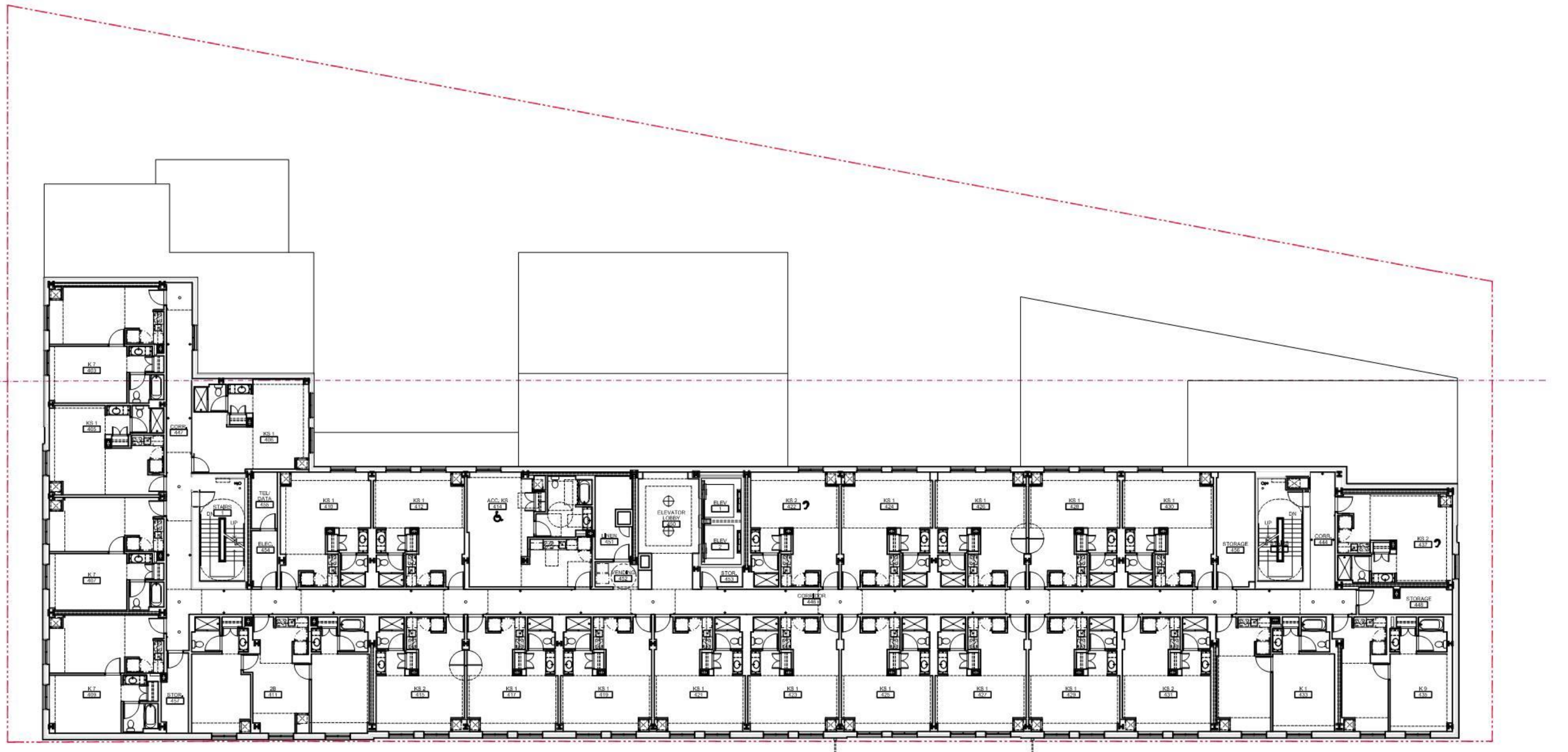
## GROUND LEVEL FLOOR PLAN

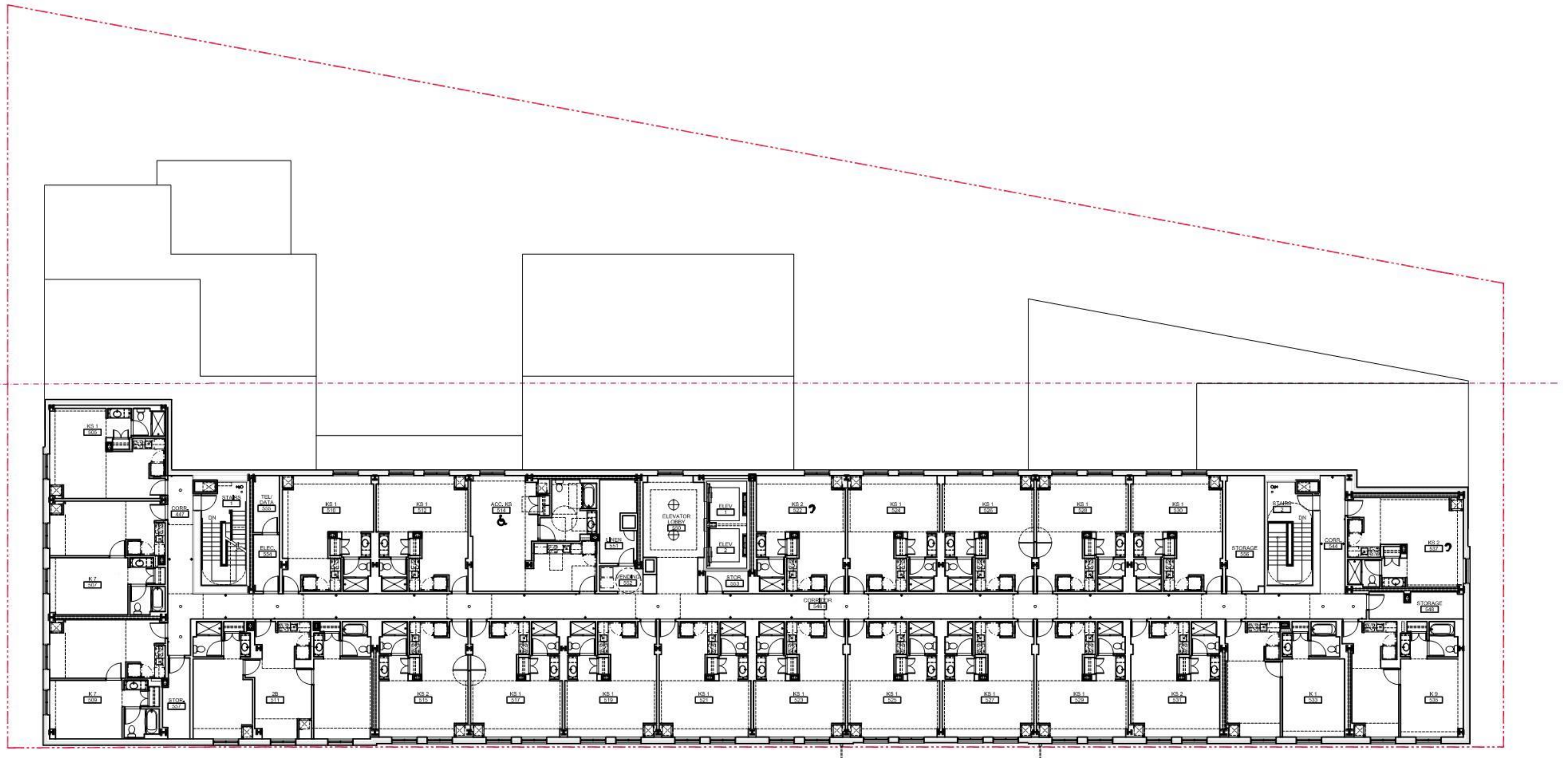
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**Proposed Homewood Suites by Hilton**  
 111 Boylston Street / 10-12 Kerrigan Place, Brookline, MA

 Group One Partners, Inc.

**BOYLSTON STREET ELEVATION**

Planning Board Presentation

02.06.2014









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Group One Partners, Inc.

## BOYLSTON STREET PERSPECTIVE

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## BOYLSTON STREET PERSPECTIVE

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## Proposed Homewood Suites by Hilton

111 Boylston Street / 10-12 Kerrigan Place, Brookline, MA



## MBTA PERSPECTIVE

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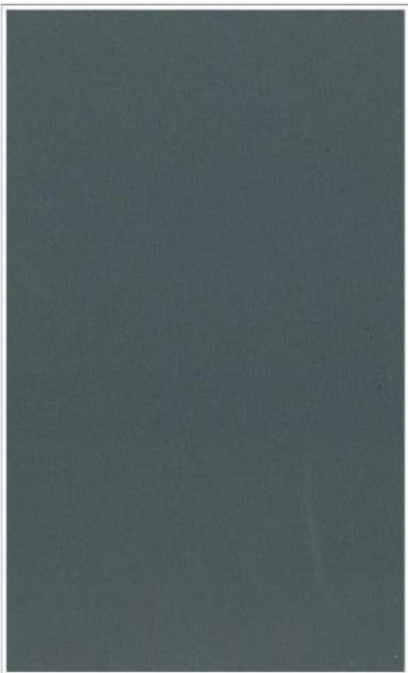
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METAL PANEL

COLOR: ZINC PATINA



COLOR: PEWTER

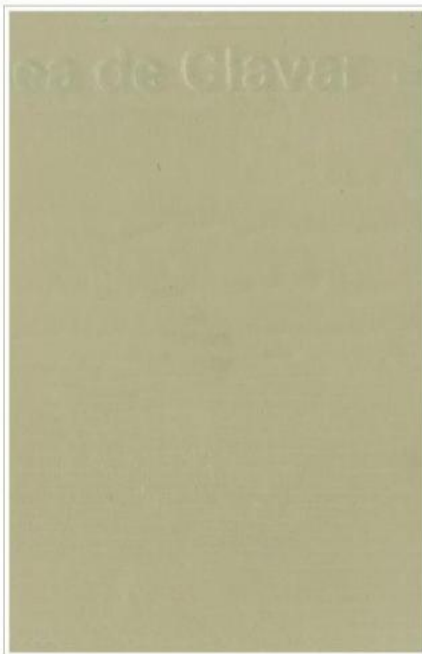


COLOR: CADET GREY

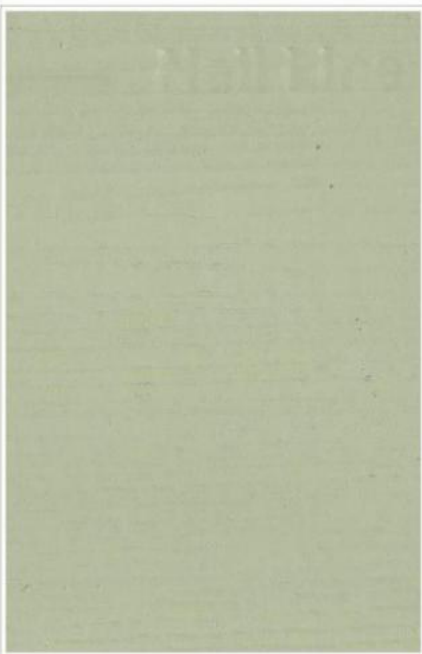


HARDIE SIDING

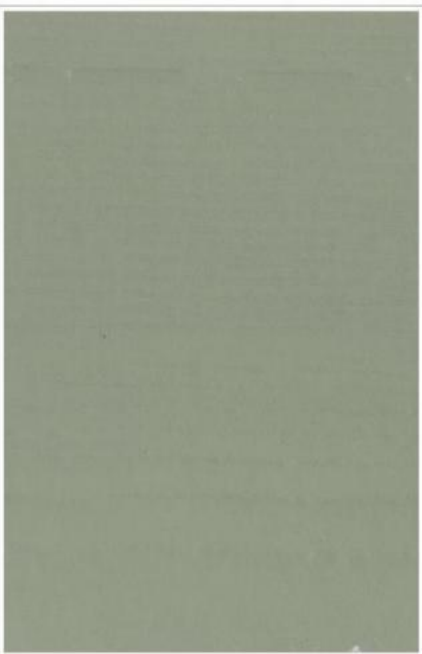
COLOR: AUTUMN TAN



COLOR: SANDSTONE BEIGE



COLOR: MONTEREY TAUPE



RED BRICK



DARK BRICK



MORTAR COLOR : LIGHT MAHOGANY





## Proposed Homewood Suites by Hilton

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## PROPOSED VIEW OF DAVIS PATH

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EXTERIOR FINISH MATERIALS KEY:

BR-1	BRICK: INTERSTATE, MONTEREY SMOOTH MOODS. MORTAR COLOR TO BE DETERMINED
BR-2	BRICK: INTERSTATE, OBSIDIAN 2 1/4" EMERALD. MORTAR COLOR TO BE DETERMINED
GB-1	4" GRANITE VENEER BASE, COLOR & MANUFACTURER TO BE DETERMINED

EXTERIOR FINISH NOTES:  
1. ALL MECHANICAL LOUVERS AND SCREENS TO BE FACTORY FINISHED TO MATCH ADJACENT MATERIAL (ARCH. TO VERIFY).  
2. ALL EXTERIOR INSULATED STEEL AND OVERHEAD DOORS TO BE FACTORY PAINTED MATCH ADJACENT MATERIAL (ARCH. TO VERIFY).

MP-1	COMPOSITE METAL PANEL: REYNOLDS COLOR DURAGLOSS 9000 - ZINC PATINA, 3/8" DRY JOINT
MP-2	COMPOSITE METAL PANEL: REYNOLDS COLOR COLORWELD 500 - PEWTER, 3/8" DRY JOINT
MP-3	7" PAC-CLAD HORIZONTAL FLUSH PANEL JOINT SYSTEM, REFER TO WALL SECTIONS FOR EXTERIOR WALL SYSTEM - COLOR: COLORWELD 500 CADET GREY

HB-1	HARDIBOARD BOARD SIDING & TRIM, COLOR LOCATIONS TBD DETERMINED. PROVIDE 3 1/2" TRIM AROUND ALL OPENINGS AND INSIDE AND OUTSIDE CORNERS. SEE ADDITIONAL NOTE PROVIDED ON EXTERIOR ELEVATIONS
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3. REFER TO WINDOW DRAWINGS FOR ALUMINUM FINISH AND GLAZING MATERIAL FOR ALL WINDOWS, GLASS DOORS, ETC.  
4. ALL EXTERIOR SEALANT TO MATCH ADJACENT MATERIAL EXCEPT AT BRICK CONTROL JOINTS TO MATCH MORTAR (ARCH. TO VERIFY)  
5. ALL FIRE CONNECTIONS ON EXTERIOR OF BUILDING TO BE POLISHED CHROME

4" ALUMINUM FASCIA, TYP.

3 1/2" - HARDI TRIM TRIM AROUND ALL SIDES OF WINDOW - TYP.

3 1/2" - HARDI TRIM CORNER BOARDS - TYP.

HB-1 - HARDI SIDING - PROVIDE 7" SIDING EQUALLY SPACED BETWEEN WINDOW TRIM VERTICALLY - TYP.

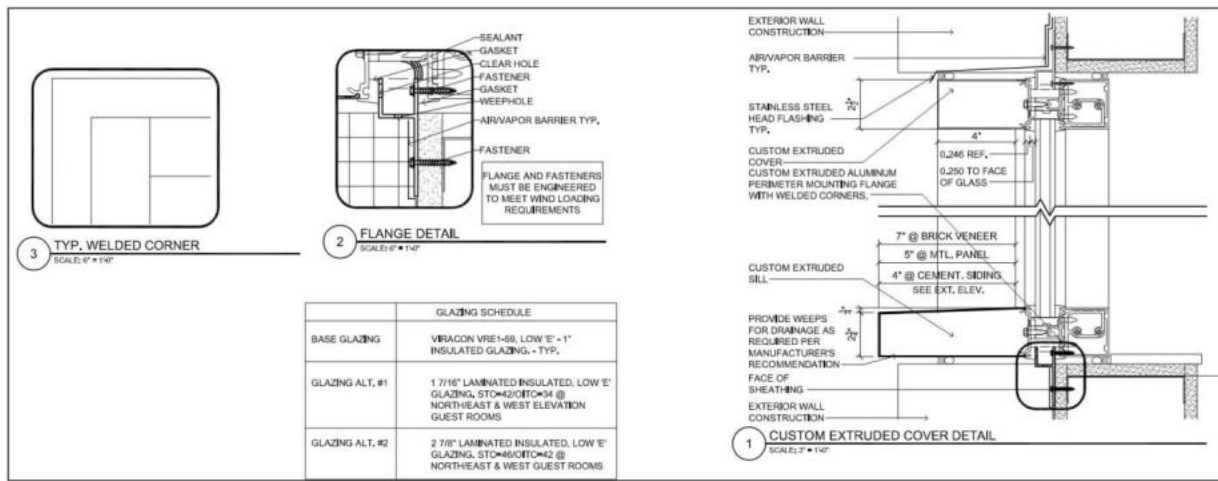
HB-1 - HARDI SIDING - PROVIDE 4" SIDING EQUALLY SPACED TO ALIGN WITH WINDOW TRIM - TYP.

A WINDOW AND CORNER TRIM DETAIL  
SCALE: 1/2" = 1'-0"

HARDI SIDING AND TRIM  
WATER TABLE CONSTRUCTED WITH HARDI TRIM (COLOR TO MATCH SIDING)  
MP-2 METAL PANEL BAND TO WRAP BASE BEAMS

4" ALUMINUM FASCIA, TYP.

B WATER TABLE DETAIL  
SCALE: 1/2" = 1'-0"



No.	Description	Date
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XXX  
XXX

Drawn By:

Checked By:

Project No.

1112

Drawing Title

EXTERIOR ELEVATION - WEST

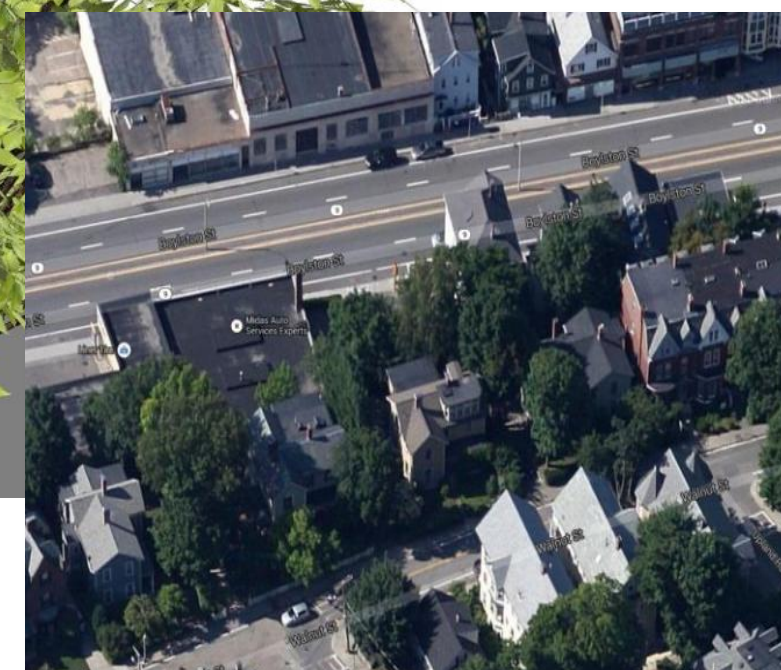
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Stamp

A2.01

Drawing Number



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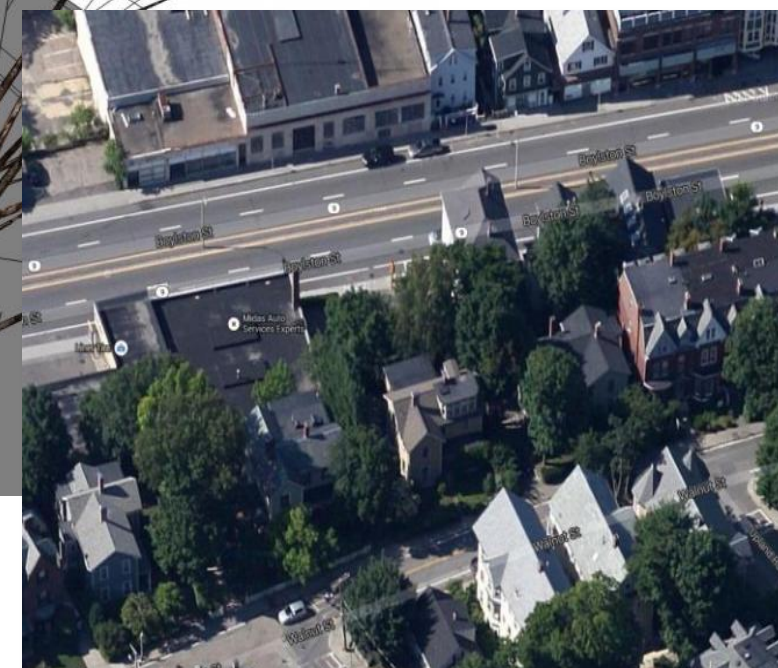
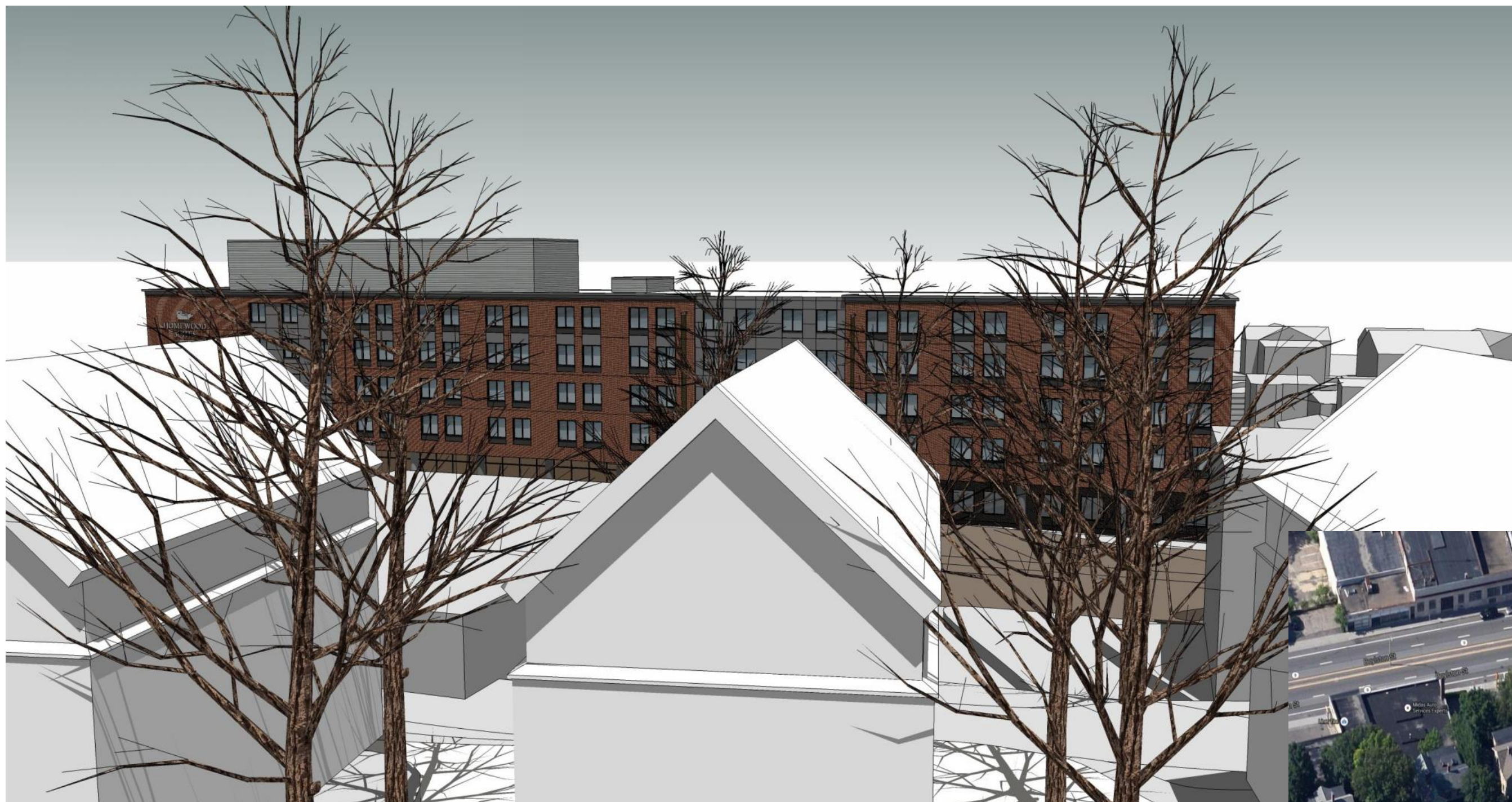
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## VIEW FORM WALNUT STREET

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